



Weasenham Road, Great Massingham

PE32 2EY

BROWN & CO



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Contact Brown & Co to view

Stunning refurbished Period Cottage

Three Bedrooms

Beautifully presented throughout

Fantastic blend of period charm and modern comfort

Enclosed rear garden

Cosy sitting room with wood-burning stove

Family bathroom and additional downstairs WC

highly sought-after Village location



DESCRIPTION

Brown & Co offers Acorn Cottage, a stunning, refurbished, three bedroom period cottage situated in the highly sought-after village of Great Massingham, widely regarded as one of the jewels of West Norfolk.

Great Massingham is a quintessentially English village centred around its picturesque duck ponds and attractive village green. The village enjoys a wonderful sense of community and offers excellent local amenities including a village store, primary school, and the award-winning The Dabbling Duck public house, which sits proudly at the heart of the village and is a renowned destination for both locals and visitors alike. The surrounding countryside provides beautiful walking routes, while the wider amenities of King's Lynn are within easy reach.

The cottage itself offers beautifully presented and thoughtfully arranged accommodation, blending period charm with modern comfort. The kitchen forms a welcoming heart to the home and is open plan to the dining room, with elegant travertine flooring and underfloor heating throughout the ground floor providing both style and practicality. A cosy sitting room enjoys solid wood flooring and a wood-burning stove, creating a warm and inviting space during the cooler months.

To the rear of the property is a useful hall with cloakroom/WC, while the first floor provides three bedrooms, including two doubles, together with a spacious family bathroom fitted with both bath and separate shower.

Outside, the enclosed rear garden enjoys a pleasant outlook and has been designed for ease of maintenance with patio seating areas and artificial

lawn, making it ideal as either a permanent residence or a lock-up-and-leave holiday home.

A useful outbuilding is divided into a storage/utility room along with two further storage areas including a wood store. There may also be potential for a future owner to connect this building to the main house, subject to the necessary consents being obtained. Parking is available on street, with the village centre and its amenities just a short stroll away.

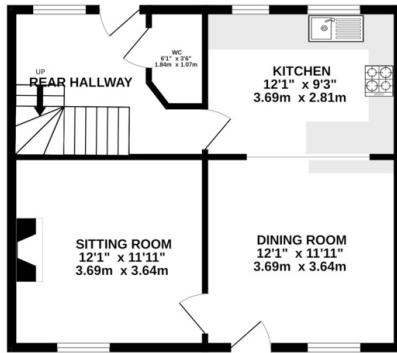
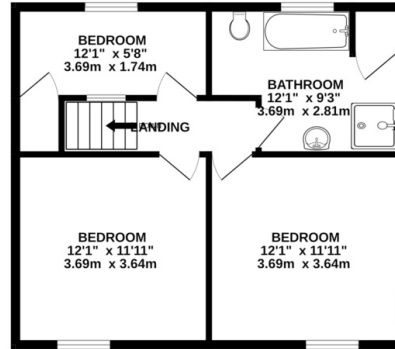
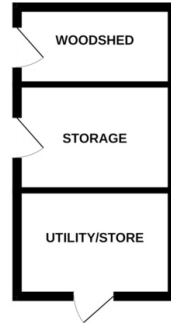
Services: Oil fired central heating system; mains water, drainage and electricity.

Council Tax Band for 2026/2027: C
EPC: E

Rights of Way: Acorn Cottage benefits from a right of access over adjoining land to the east, serving the rear garden. .

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 sq.m.) approx.
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Brown&Co

Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ

T 01553 770 771

E kingslynn@brown-co.com

BROWN & CO

Property and Business Consultants